

# ypa



**13 Roseberry Avenue SUNBURY VIC**

4  3  2 

Make a list of all your wants, and this home has them ALL! Not only a beautiful modern facade, but an ideal flowing floor-plan, in the Jacksons Hill Estate, and all on a HUGE 1,240sqm(approx) allotment. Offering 4 great sized bedrooms (plus study), master at rear with ensuite, WIR and sliding door which leads out to the deck. There's a lounge/theatre room at the front, a kids play area adjoining all the other bedrooms, then a huge open plan living zone with dining room, gloss white kitchen (with stone tops and walk-in pantry), casual family area and separate rumpus ALL stepping out to the amazing Alfresco area (with servers on both sides). Outside, the decking runs all the way from the Alfresco, along the side to the back which then overlooks the massive back yard, perfect for the kids to run and play. Includes double remote garage with internal access, plus side access for boats/trailers etc. Features stunning timber flooring throughout, high ceilings,

**Price** : \$ 755,000

**View** : <https://www.ypa.com.au/7397419>